



# ROEBLING STEEL SUPERFUND SITE

## OPERABLE UNIT 4 - BUILDING 47, THE TIME OFFICE BUILDING REMEDIAL DESIGN



SOLICITATION NO:  
CONTRACT NO: W912DQ-D-15-3011  
ISSUE DATE: SEPTEMBER, 2021

INDEX OF DRAWINGS	
SHEET ID	SHEET NAME
G-101	COVER SHEET
G-102	LEGEND AND GENERAL NOTES
C-100	SITE PLAN
AD-101	DEMOLITION FLOOR PLAN & REFLECTED CEILING PLAN
AD-201	EXTERIOR DEMOLITION - NORTH ELEVATION
AD-202	EXTERIOR DEMOLITION - SOUTH ELEVATION
AD-203	EXTERIOR DEMOLITION - EAST & WEST ELEVATIONS
AD-210	INTERIOR DEMOLITION ELEVATIONS
A-101	TREATMENT PLANS
A-201	EXTERIOR ELEVATION - NORTH
A-202	EXTERIOR ELEVATION - SOUTH
A-203	EXTERIOR ELEVATIONS - EAST & WEST
A-210	INTERIOR ELEVATIONS
E-101	ELECTRICAL SITE PLAN
E-501	ELECTRICAL DETAILS

U.S. ARMY CORPS OF ENGINEERS KANSAS CITY DISTRICT  AECOM 100 RED SCHOOLHOUSE RD CHESTNUT RIDGE, NY	DESIGNED BY:	DATE:
	DB	09/24/2021
	DRAWN BY:	PROJECT NO.:
	JW	60520247
	CHECKED BY:	
	MS	
	APPROVED BY:	
	DB	

ROEBLING STEEL SUPERFUND SITE  
VILLAGE OF ROEBLING - FLORENCE TOWNSHIP, NJ  
OPERABLE UNIT 4 - BUILDING 47, THE TIME OFFICE BUILDING

# COVER SHEET



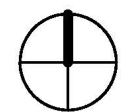
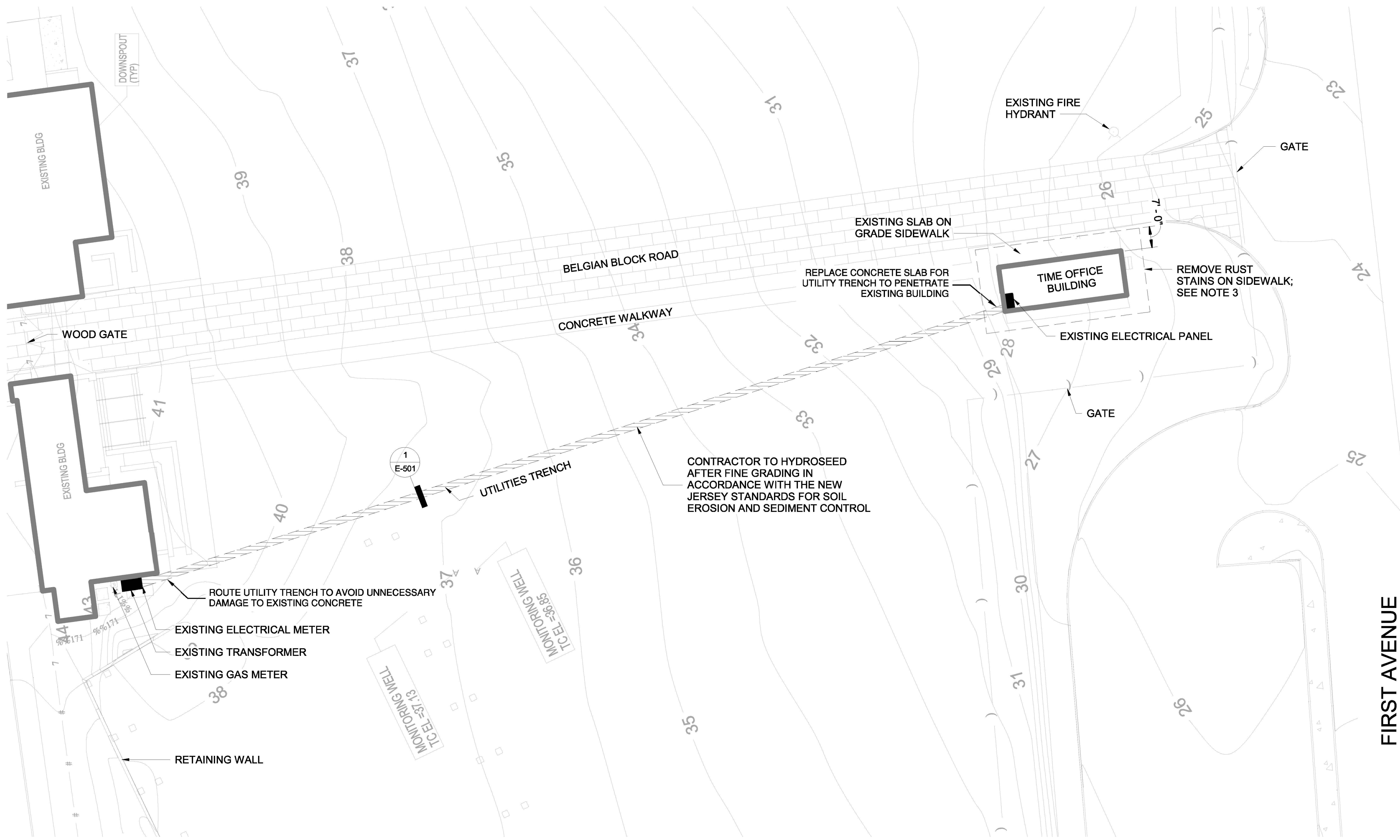
SHEET ID  
G-101

**VERIFY SCALE** BAR IS ONE INCH ON ORIGINAL DRAWING









SITE PLAN  
NTS

SITE PLAN LEGEND

- CURB
- WOOD FENCE
- CHAIN LINK FENCE
- IRON FENCE
- TOPOGRAPHY CONTOUR
- RUST STAIN REMOVAL EXTENTS

SITE PLAN NOTES

- CLEAR AND GRUB VEGETATION AS REQUIRED TO COMPLETE THE SCOPE OF WORK. ALL ROOTS AND SOIL SHALL REMAIN ON SITE AND BE DISPOSED OF IN A LOCATION DESIGNATED BY THE DEPARTMENT OF THE ARMY, PHILADELPHIA DISTRICT, CORPS OF ENGINEERS' REPRESENTATIVE. ALL OTHER MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, CODES, AND REGULATIONS. PROVIDE A 6" MINIMUM OF NEW TOPSOIL AND SEED CLEARED AREAS.
- A 2' SOIL CAP EXISTS AT THE SITE FROM A PREVIOUS REMEDIATION EFFORT. THIS SOIL CAP CONSISTS OF 6" CLEAN TOPSOIL ABOVE 18" CLEAN FILL ABOVE AN ORANGE CONSTRUCTION FENCE LAID HORIZONTALLY. SOILS BELOW THE ORANGE CONSTRUCTION FENCE DEMARCATION ARE POTENTIALLY CONTAMINATED. IF DURING INSTALLATION OF THE UTILITY TRENCH THE DEPTH OF EXCAVATION EXCEEDS THE ORANGE CONSTRUCTION FENCE DEMARCATION, THE CONTAMINATED SOILS SHALL BE EXCAVATED AND DISPOSED IN ACCORDANCE WITH SEC 02 61 13 EXCAVATION AND HANDLING OF CONTAMINATED MATERIALS. UPON COMPLETION OF THE UTILITY INSTALLATION, THE SOIL CAP SHALL BE REESTABLISHED CONSISTING OF ULINE S-24123ORG ORANGE SAFETY FENCE (OR APPROVED EQUAL) LAID HORIZONTALLY WILL FULL COVERAGE BELOW 18" CLEAN FILL AND 6" TOPSOIL SOURCED AND PLACED IN ACCORDANCE WITH SEC 31 00 00 EARTHWORK.
- REMOVE RUST STAINS FROM CONCRETE SURFACES WITHIN 7 FEET OF TIME OFFICE BUILDING 47 EXTERIOR WALLS WITH A NON-FLAMMABLE, BIODEGRADABLE, NON-TOXIC, NON-CARCINOGENIC AND WATER-SOLUBLE STAIN REMOVER IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- WHERE UTILITY TRENCHING MAY IMPACT AN EXISTING PAVED SURFACE, REPLACE PAVED SURFACE MATCHING THE EXISTING MATERIAL (SIZE, DEPTH, TEXTURE, COLOR, JOINT PATTERN, ETC.) AS CLOSELY AS POSSIBLE. FOR CONCRETE SIDEWALK, SAWCUT AND REPLACE THE FULL SLAB OF CONCRETE TO THE THE NEAREST EXISTING JOINT. FOR BRICK PAVERS, REMOVE AND SALVAGE EXISTING PAVERS FOR REUSE. FOR DAMAGED PAVERS, REPLACE WITH NEW PAVES UNIT MATCHING THE EXISTING SIZE, MATERIAL, COLOR, TEXTURE, AND PATTERN AS CLOSELY AS POSSIBLE.



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DESIGNED BY: MA	DATE: 09/24/2021	PROJECT NO.: 60520247
DRAWN BY: JW	CHECKED BY: JL	APPROVED BY: BS
U.S. ARMY CORPS OF ENGINEERS KANSAS CITY DISTRICT	AECOM	100 RED SCHOOLHOUSE RD CHESTNUT RIDGE, NY

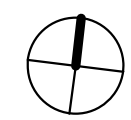
ROEBLING STEEL SUPERFUND SITE  
VILLAGE OF ROEBLING - FLORENCE TOWNSHIP, NJ  
OPERABLE UNIT 4 - BUILDING 47, THE TIME OFFICE BUILDING



SHEET ID

C-100





**VERIFY SCALE** BAR IS ONE INCH ON ORIGINAL DRAWING



D05

D04

D03

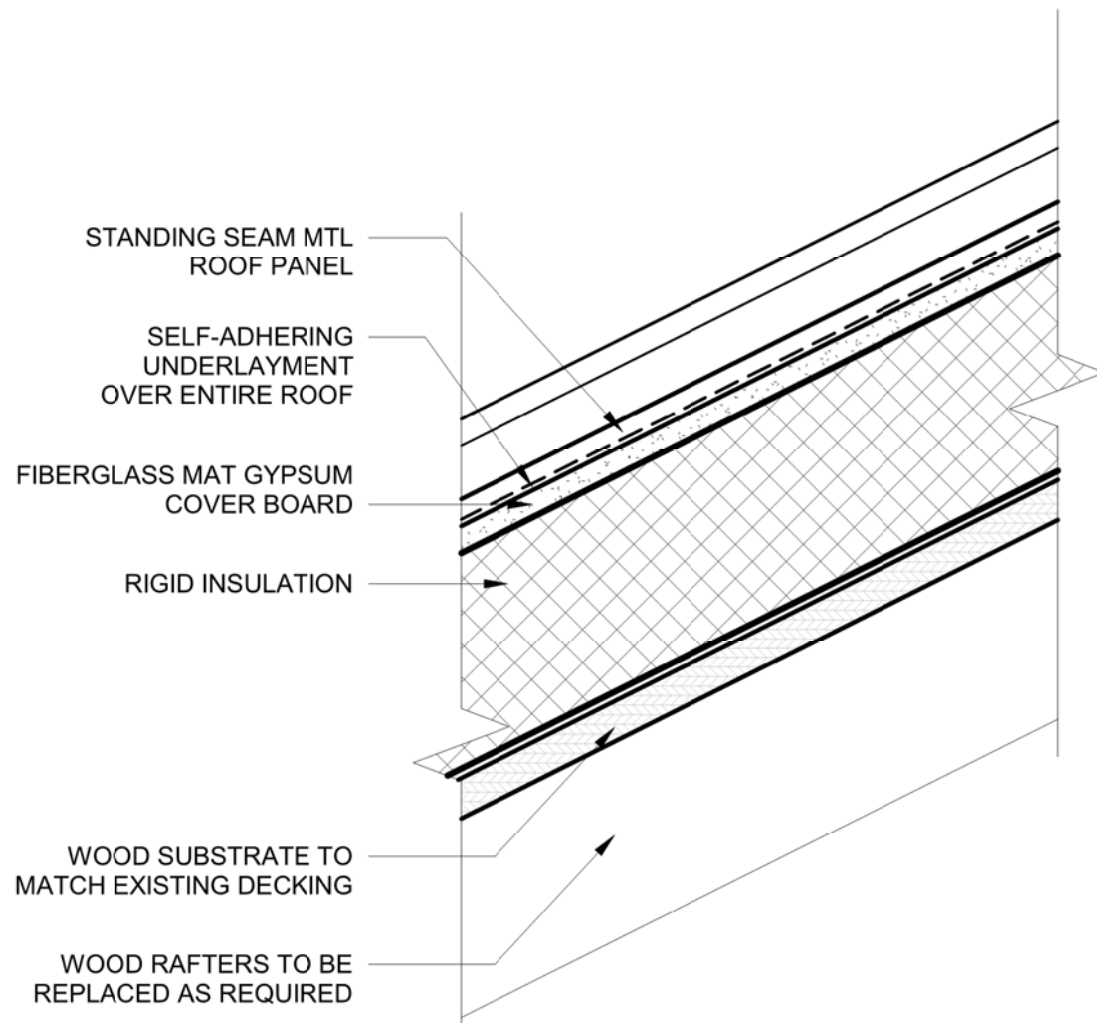
D02

D01

D13

D14

1 EXTERIOR DEMOLITION - NORTH ELEVATION  
AD-101 NTS



2 ROOFING COMPOSITION  
AD-201 3" = 1'-0"

EXTERIOR DEMOLITION LEGEND**	
CALLOUT	SCOPE
D01	REMOVE CRACKED, SPALLED, BULGING BRICK FOUNDATION WALL BEYOND REPAIR
D02	REMOVE DETERIORATED MORTAR JOINTS AS REQUIRED
D03	REMOVE AND REPLACE WALL STUDS AS REQUIRED
D04	REMOVE ROOFING, SUBSTRATE, AND POLE GUTTER. PROTECT INTERIOR ENVIRONMENT DURING ROOF REMOVAL AND REPLACEMENT.
D05	REMOVE FASCIA
D13	REMOVE AND SALVAGE FLAT FILING CABINET
D14	REMOVE RUST STAINS ON SIDEWALK WITHIN 7' OF BUILDING FACE

\*\* ENSURE SHEET G-102 SCOPE IS COORDINATED PRIOR TO SCOPE INDICATED ON THIS SHEET



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DESIGNED BY:

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U.S. ARMY CORPS OF ENGINEERS  
KANSAS CITY DISTRICT

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80620247

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AECOM  
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CHESTNUT RIDGE, NY

ROEBLING STEEL SUPERFUND SITE  
VILLAGE OF ROEBLING - FLORENCE TOWNSHIP, NJ  
OPERABLE UNIT 4 - BUILDING 47, THE TIME OFFICE BUILDING

EXTERIOR DEMOLITION - NORTH  
ELEVATION



SHEET ID

AD-201

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6

A

B

C

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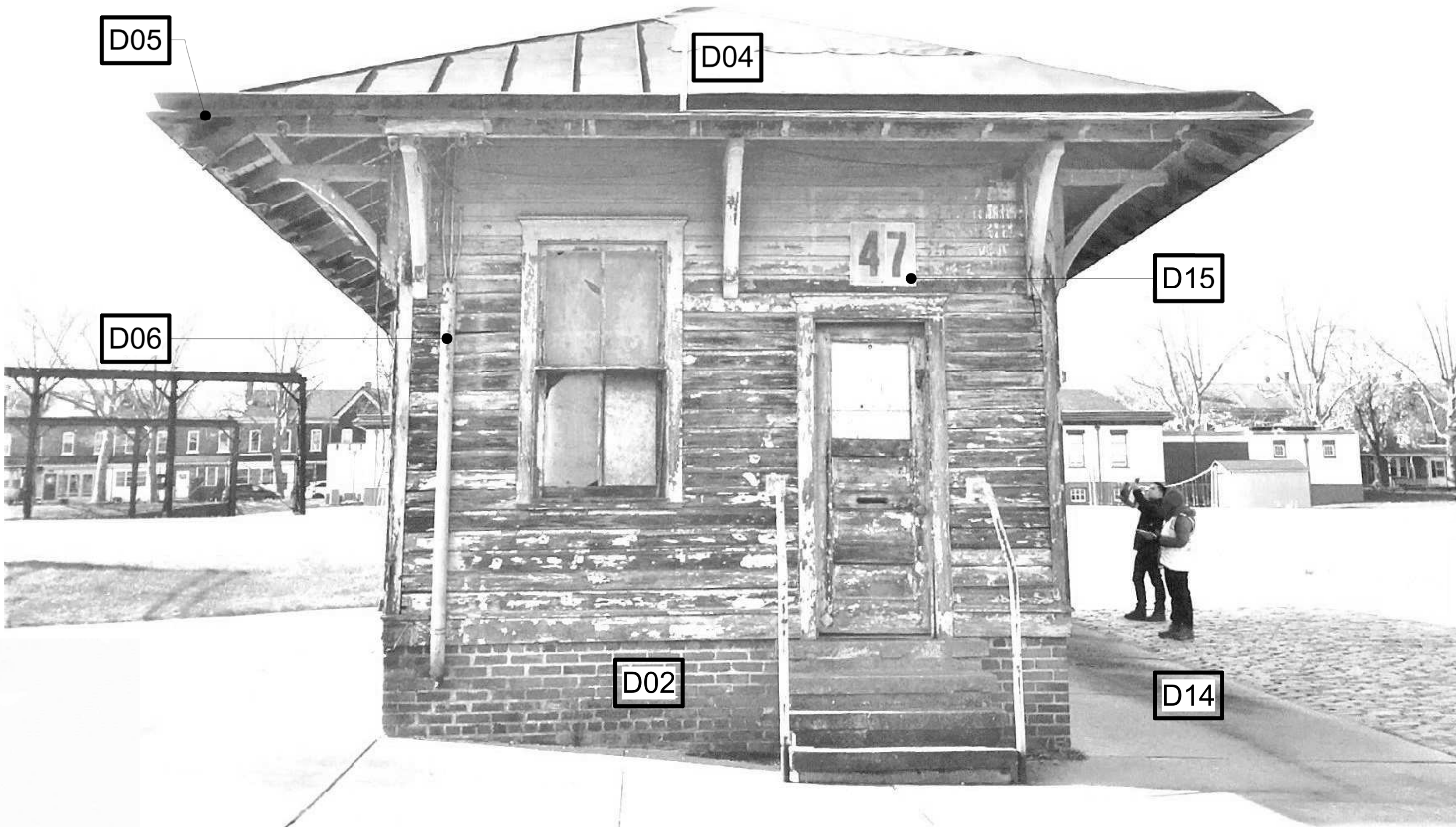
F

G

H



2 EXTERIOR DEMOLITION - WEST ELEVATION  
AD-101 NTS



1 EXTERIOR DEMOLITION - EAST ELEVATION  
AD-101 NTS

EXTERIOR DEMOLITION LEGEND**	
CALLOUT	SCOPE
D02	REMOVE DETERIORATED MORTAR JOINTS AS REQUIRED
D03	REMOVE AND REPLACE WALL STUDS AS REQUIRED
D04	REMOVE ROOFING, SUBSTRATE, AND POLE GUTTER. PROTECT INTERIOR ENVIRONMENT DURING ROOF REMOVAL AND REPLACEMENT.
D05	REMOVE FASCIA
D06	REMOVE ALL ELECTRICAL AND CONDUIT AS REQUIRED
D13	REMOVE AND SALVAGE FLAT FILING CABINET
D14	REMOVE RUST STAINS ON SIDEWALK WITHIN 7' OF BUILDING FACE
D15	REMOVE AND SALVAGE SIGNAGE
D16	REMOVE AND SALVAGE BENCHES

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OPERABLE UNIT 4 - BUILDING 47, THE TIME OFFICE BUILDING

EXTERIOR DEMOLITION - EAST &  
WEST ELEVATIONS



SHEET ID

AD-203

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1

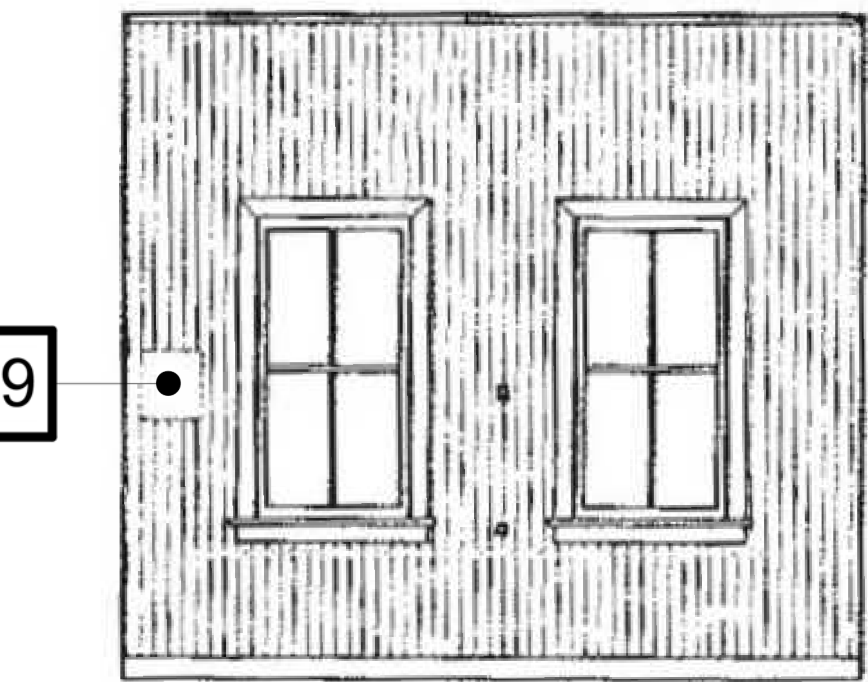
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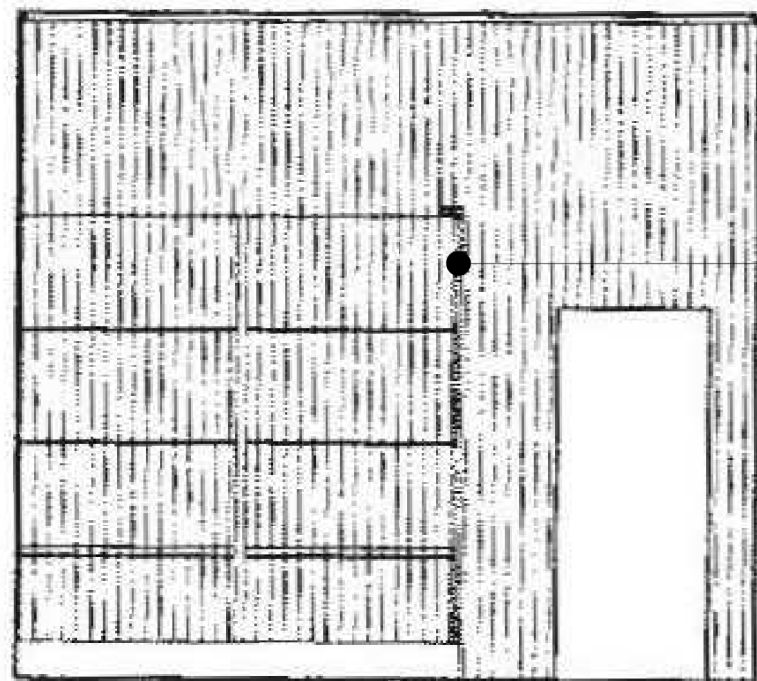
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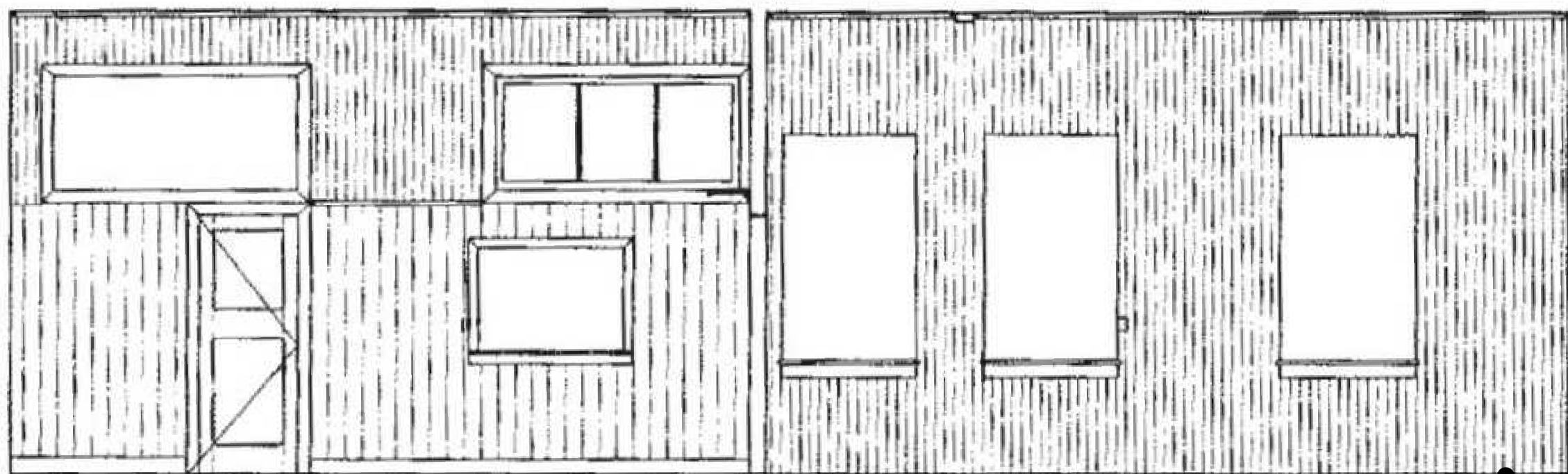
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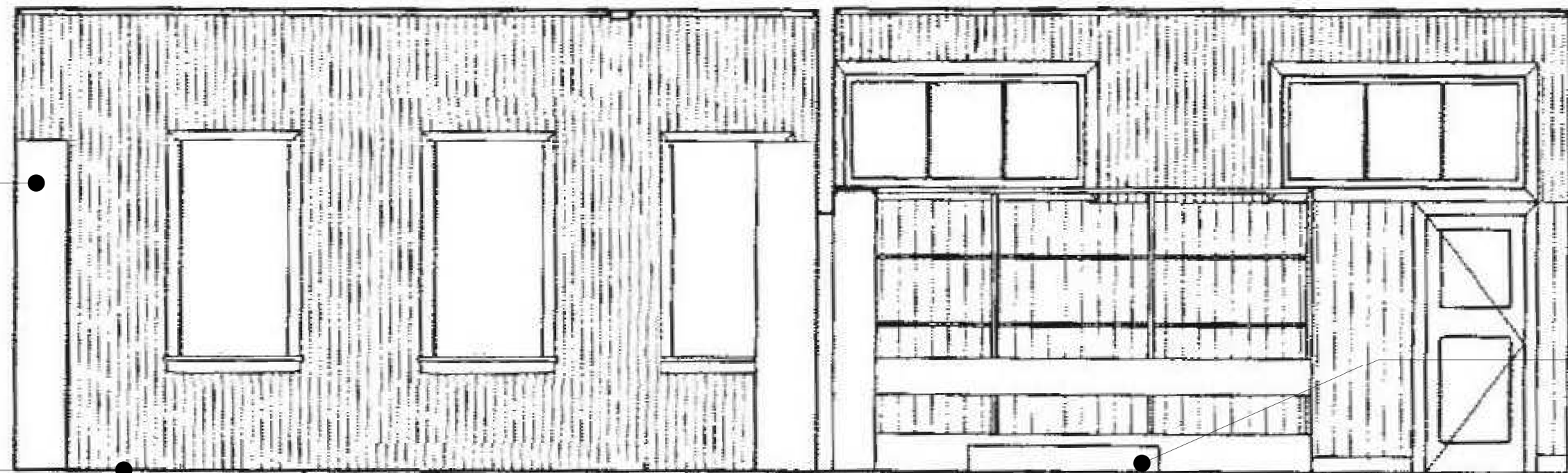
1 INTERIOR DEMO ELEVATION WW  
AD-101' NTS



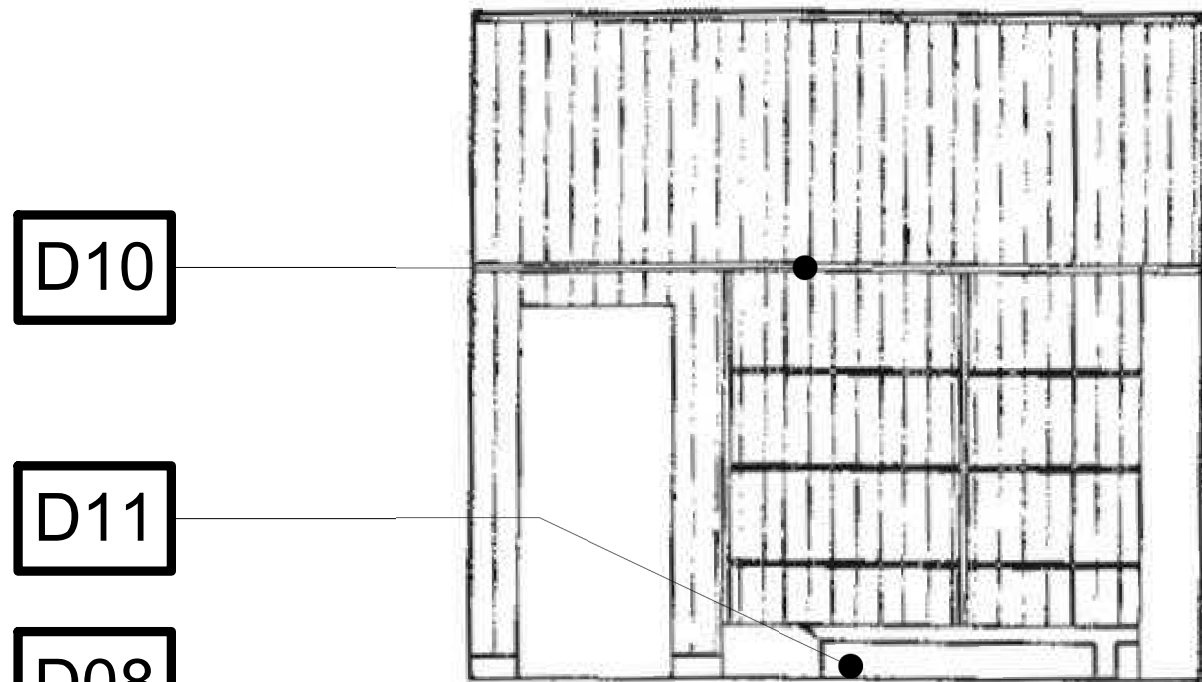
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AD-101' NTS



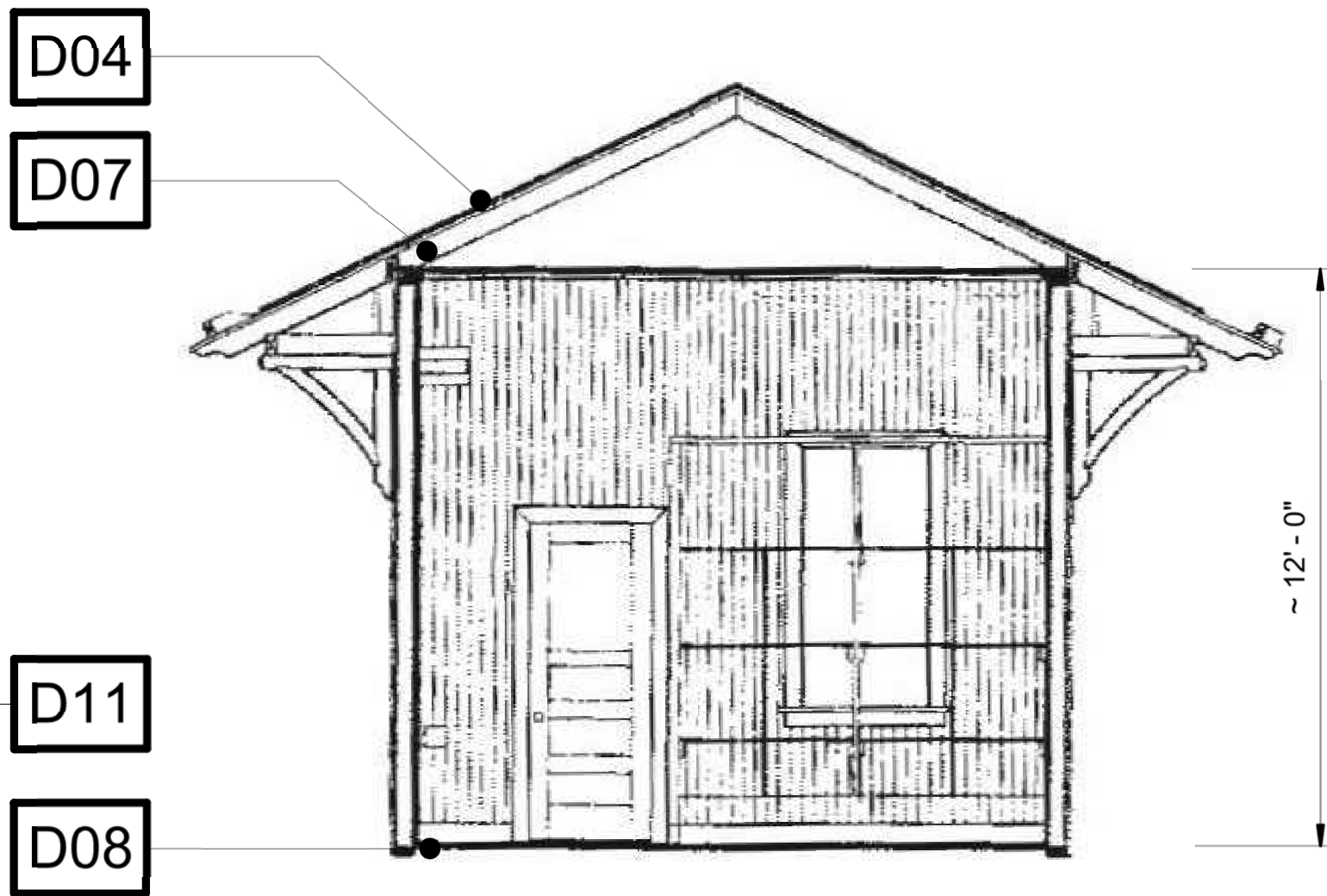
2 INTERIOR DEMO ELEVATION N  
AD-101' NTS



5 INTERIOR DEMO ELEVATION S  
AD-101' NTS



3 INTERIOR DEMO ELEVATION WE  
AD-101' NTS



6 DEMO BUILDING SECTION  
AD-101' NTS

INTERIOR DEMOLITION LEGEND	
CALLOUT	SCOPE
D04	REMOVE ROOFING, SUBSTRATE, AND POLE GUTTER. PROTECT INTERIOR ENVIRONMENT DURING ROOF REMOVAL AND REPLACEMENT.
D07	REMOVE INTERIOR RAFTERS AND BEAMS AS REQUIRED BEFORE ROOF REPLACEMENT
D08	REMOVE PLYWOOD FLOOR ELEMENTS
D09	REMOVE ELECTRICAL CIRCUIT BREAKER AND PANELBOARD
D10	REMOVE AND SALVAGE SHELVING
D11	REMOVE AND SALVAGE EXISTING BASEBOARD HEATING



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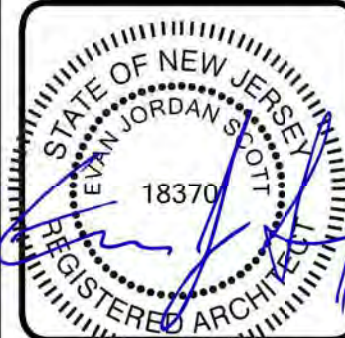
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VILLAGE OF ROEBLING - FLORENCE TOWNSHIP, NJ  
OPERABLE UNIT 4 - BUILDING 47, THE TIME OFFICE BUILDING

INTERIOR DEMOLITION  
ELEVATIONS

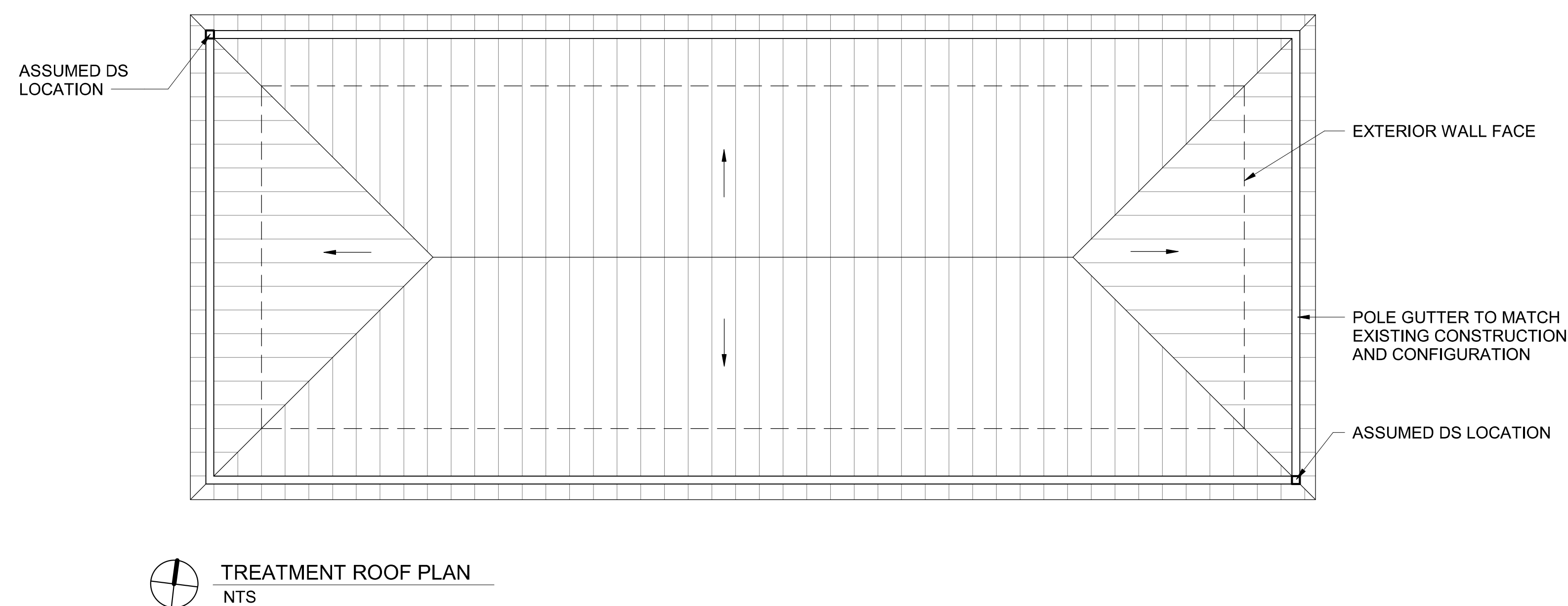
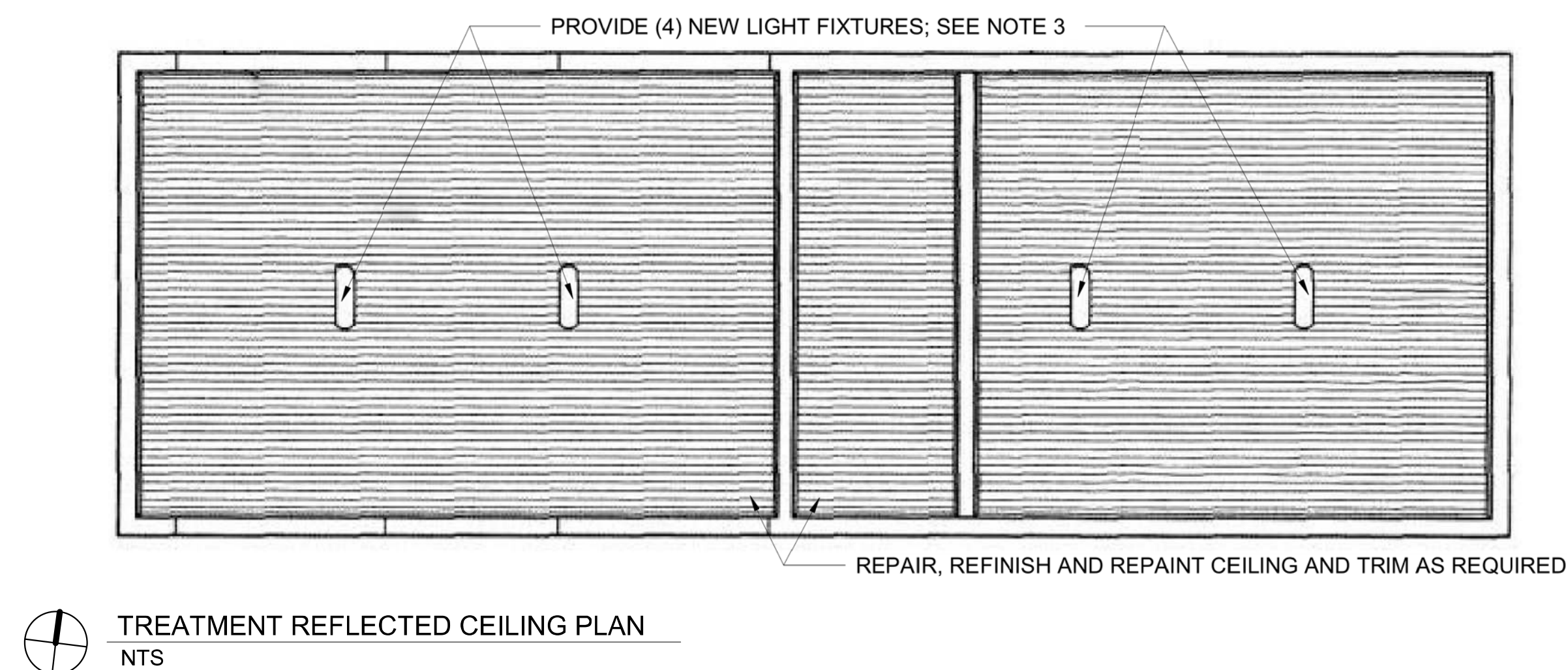
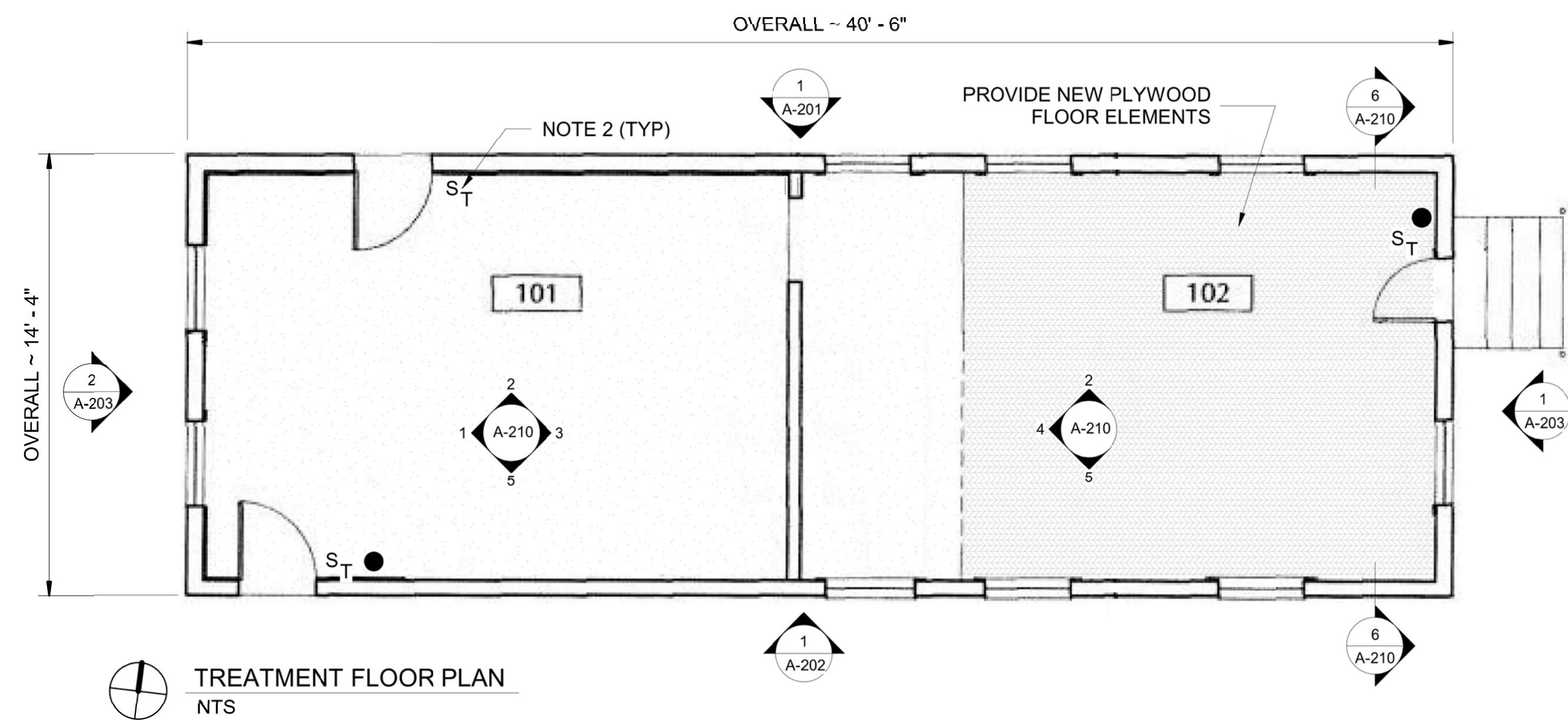


SHEET ID

AD-210

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING









1  
A-101  
EXTERIOR ELEVATION - NORTH  
NTS

EXTERIOR TREATMENT LEGEND*	
CALLOUT	SCOPE
01	REPLACE CRACKED, SPALLED, BULGING BRICK FOUNDATION WALL BEYOND REPAIR WITH NEW
02	PROVIDE NEW MORTAR JOINTS
03	CLEAN ALL EXTERIOR BRICK
04	REPAIR AND CLEAN EXTERIOR CONCRETE
05	PROVIDE NEW WALL STUDS AS REQUIRED
06	REPAIR AND RESTORE IN KIND ALL EXTERIOR SIDING
07	PROVIDE NEW ROOFING, SUBSTRATE, AND POLE GUTTER SEE SPECIFICATION 07 61 15.00 20
08	PROVIDE NEW FASCIA
09	PROVIDE NEW SEALANT
10	RESTORE AND REINSTALL SALVAGED WOOD BRACKETS
11	REPAIR AND RESTORE EXTERNAL BEADBOARD SOFFIT
12	REPAIR AND RESTORE IN KIND EXTERIOR ROOF RAFTERS AS REQUIRED
13	PROVIDE NEW DOWNSPOUTS AND SPLASHGUARDS
14	REPAIR AND RESTORE WINDOWS AND HARDWARE TO OPERABLE CONDITION
15	REPAIR AND RESTORE DOORS AND HARDWARE TO OPERABLE CONDITION
16	REFINISH HANDRAILS
18	PROVIDE NEW UTILITIES TRENCH FROM GATE HOUSE MUSEUM

\* ENSURE AD SHEET SCOPE IS COORDINATED PRIOR TO SCOPE INDICATED ON THIS SHEET



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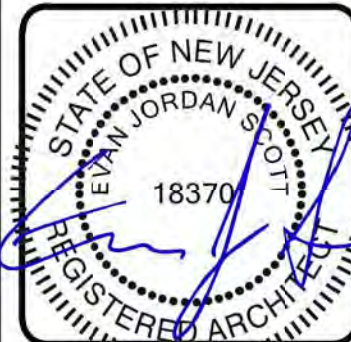
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ROEBLING STEEL SUPERFUND SITE  
VILLAGE OF ROEBLING - FLORENCE TOWNSHIP, NJ  
OPERABLE UNIT 4 - BUILDING 47, THE TIME OFFICE BUILDING

EXTERIOR ELEVATION - NORTH



SHEET ID

A-201

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING





A-101

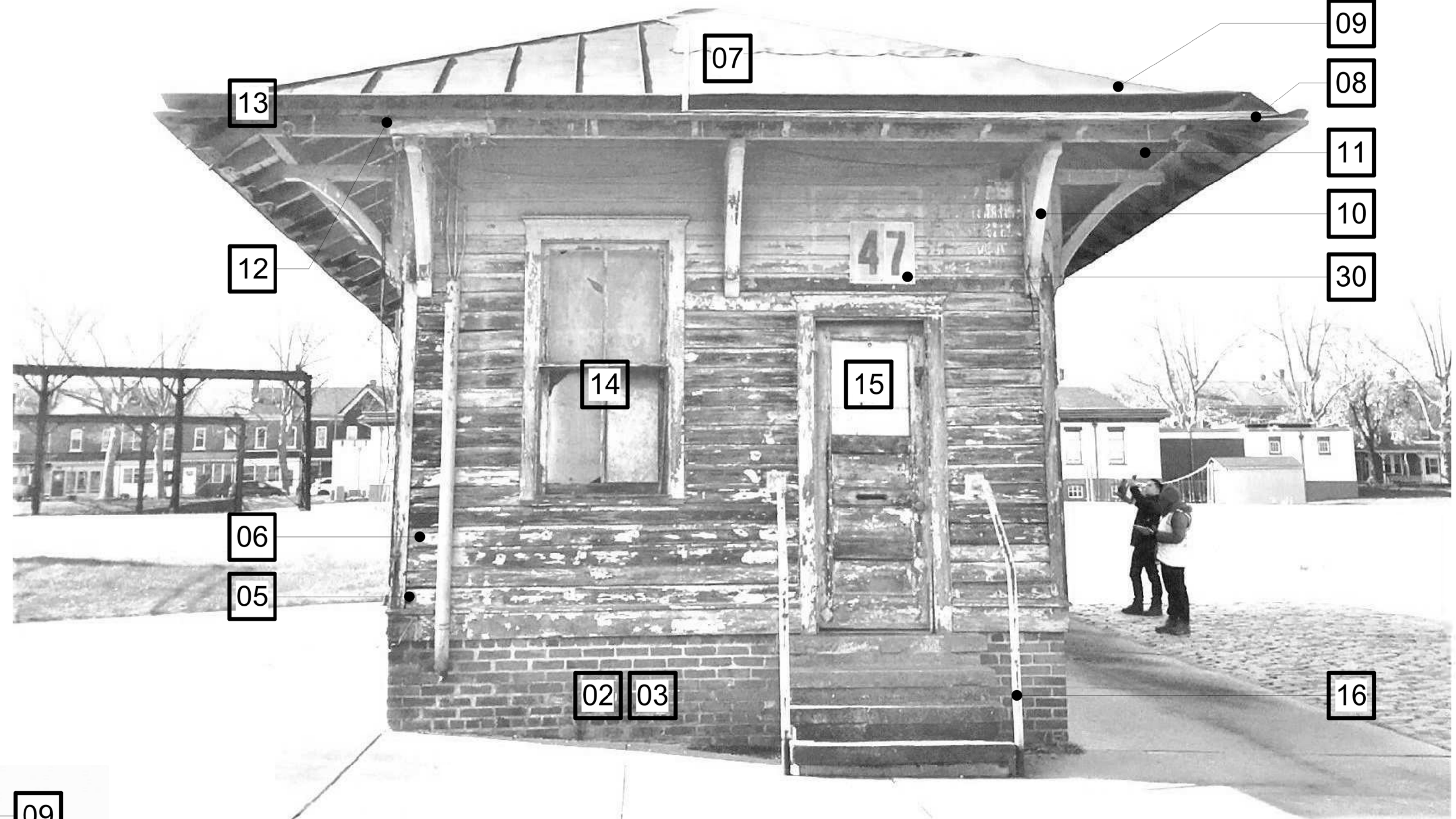
CALLOUT	SCOPE
01	REPLACE CRACKED, SPALLED, BULGING BRICK FOUNDATION WALL BEYOND REPAIR WITH NEW
02	PROVIDE NEW MORTAR JOINTS
03	CLEAN ALL EXTERIOR BRICK
04	REPAIR AND CLEAN EXTERIOR CONCRETE
06	REPAIR AND RESTORE IN KIND ALL EXTERIOR SIDING
07	PROVIDE NEW ROOFING, SUBSTRATE, AND POLE GUTTER SEE SPECIFICATION 07 61 15.00 20
08	PROVIDE NEW FASCIA
09	PROVIDE NEW SEALANT
10	RESTORE AND REINSTALL SALVAGED WOOD BRACKETS
11	REPAIR AND RESTORE EXTERNAL BEADBOARD SOFFIT
12	REPAIR AND RESTORE IN KIND EXTERIOR ROOF RAFTERS AS REQUIRED
13	PROVIDE NEW DOWNSPOUTS AND SPLASHGUARDS
14	REPAIR AND RESTORE WINDOWS AND HARDWARE TO OPERABLE CONDITION
15	REPAIR AND RESTORE DOORS AND HARDWARE TO OPERABLE CONDITION
17	RESTORE AND REINSTALL SALVAGED TIMECARD
18	PROVIDE NEW UTILITIES TRENCH FROM GATE HOUSE MUSEUM

\* ENSURE AD SHEET SCOPE IS CORDINATED PRIOR TO SCOPE INDICATED ON THIS SHEET



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A-101 NTS

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A-101 NTS



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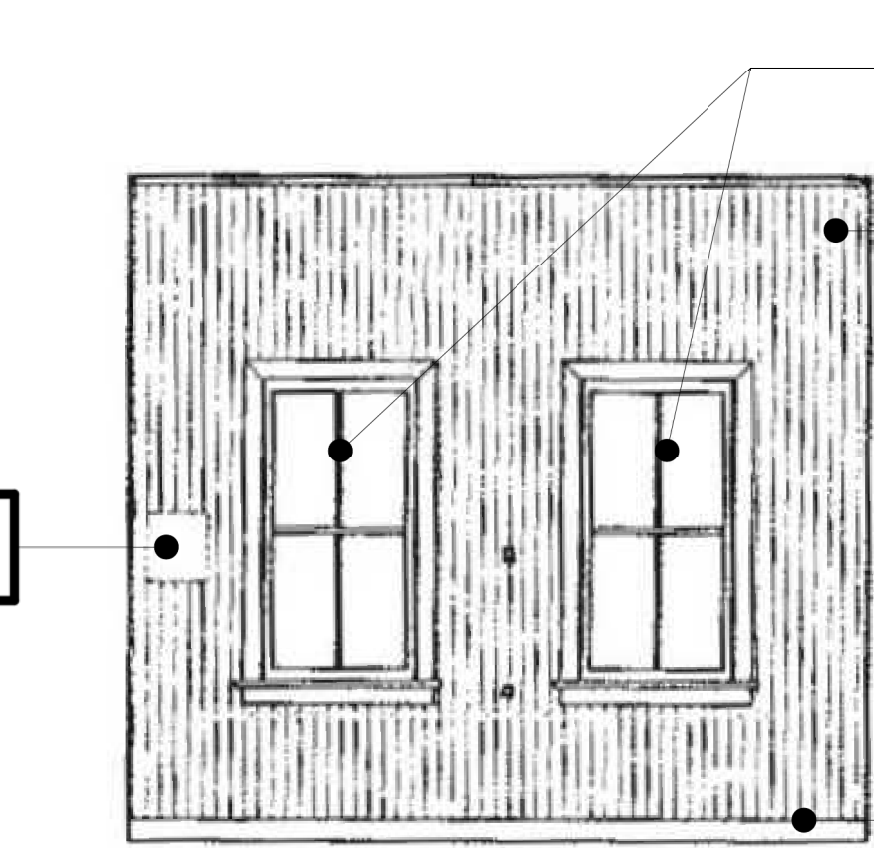
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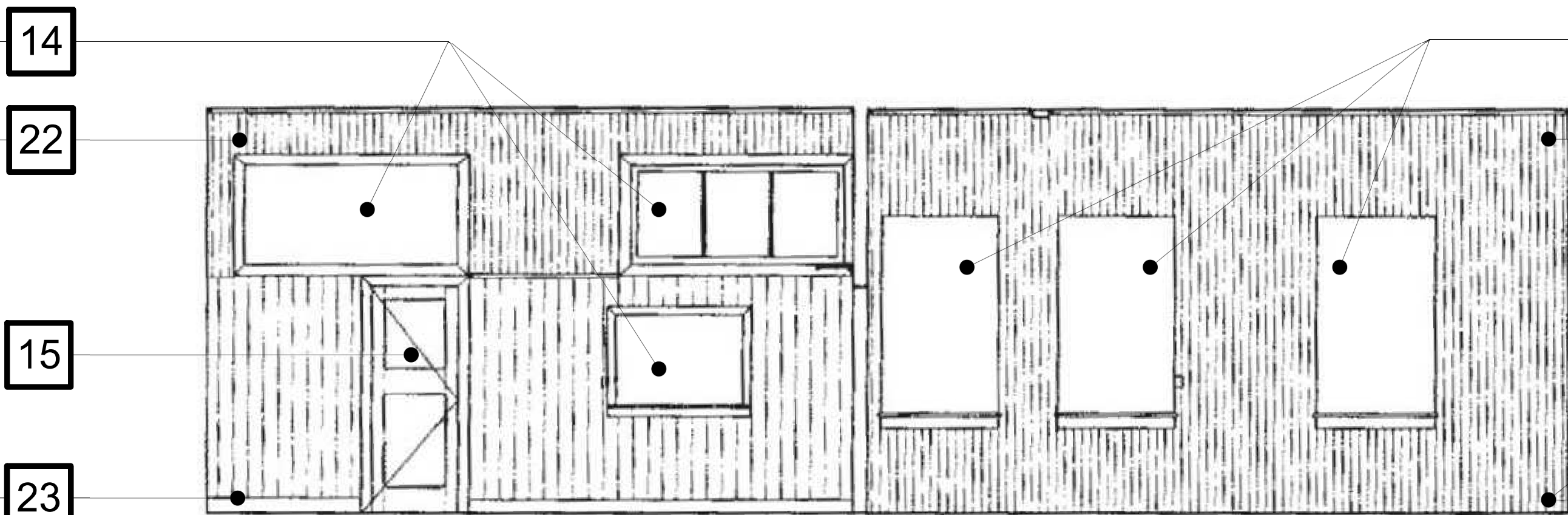
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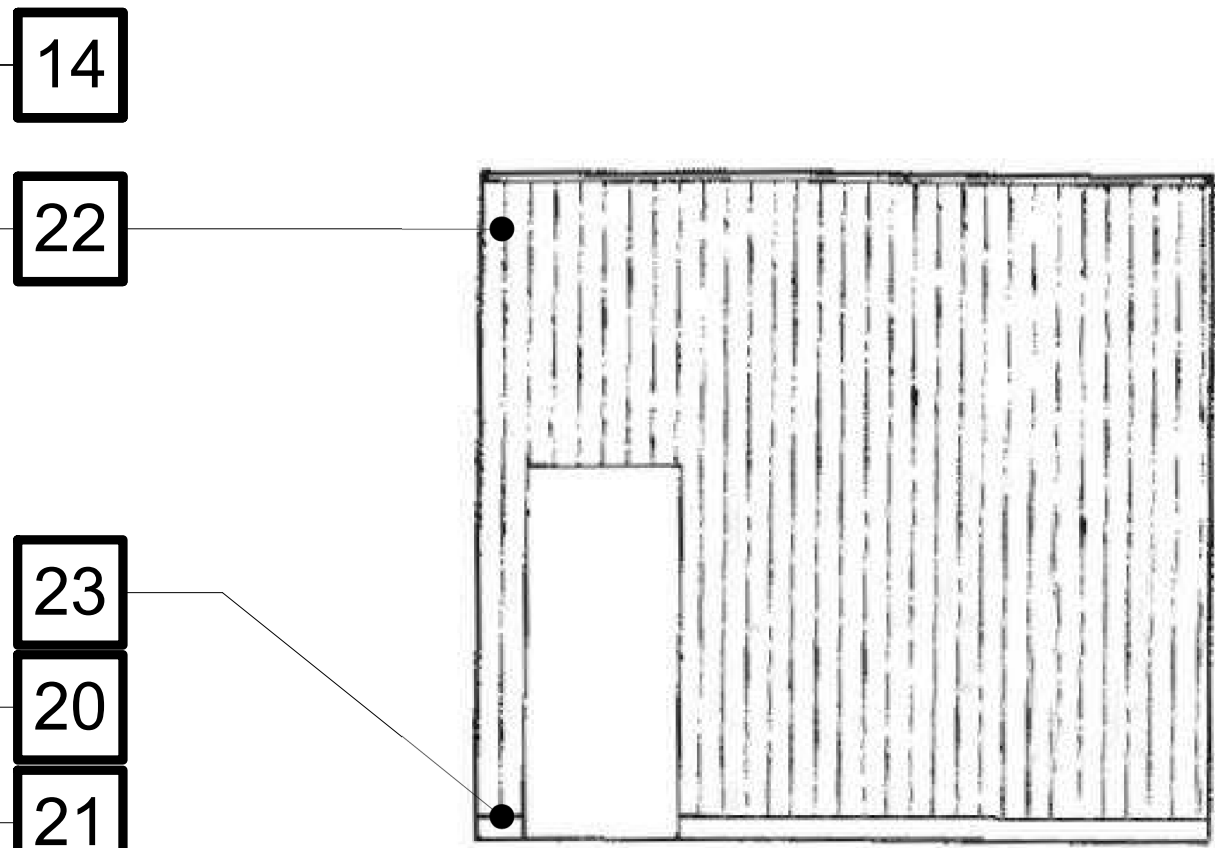
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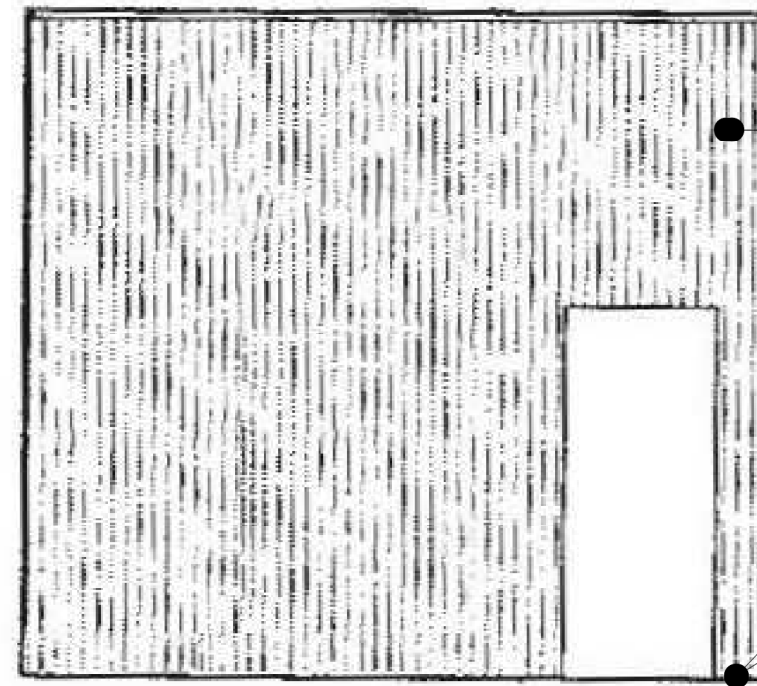
1 INTERIOR ELEVATION WW  
A-101 NTS



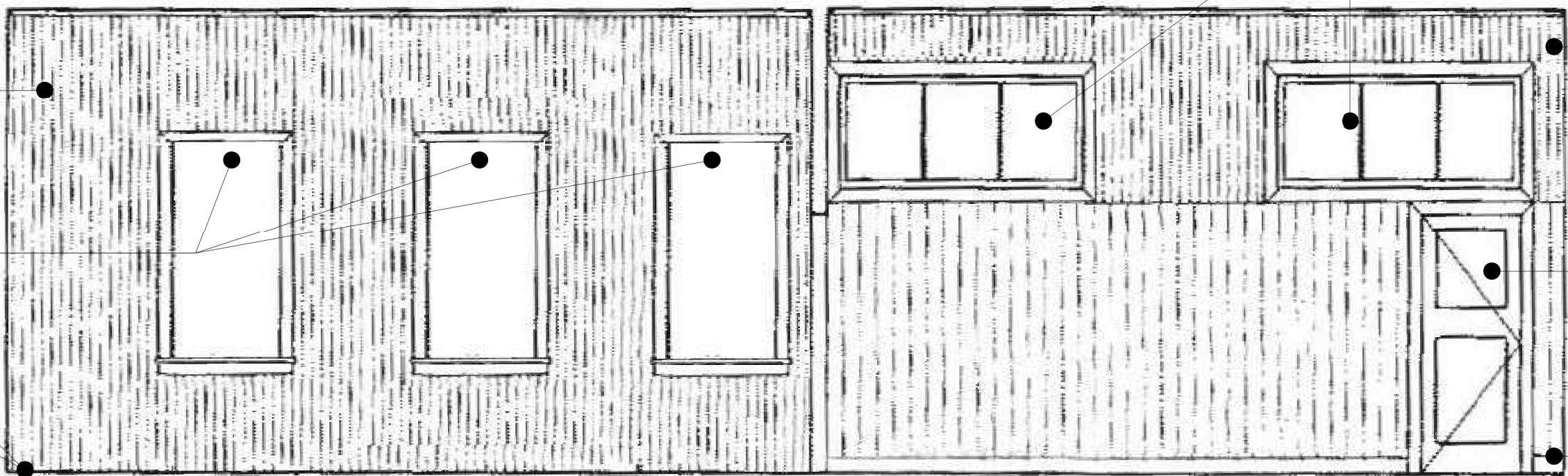
2 INTERIOR ELEVATION N  
A-101 NTS



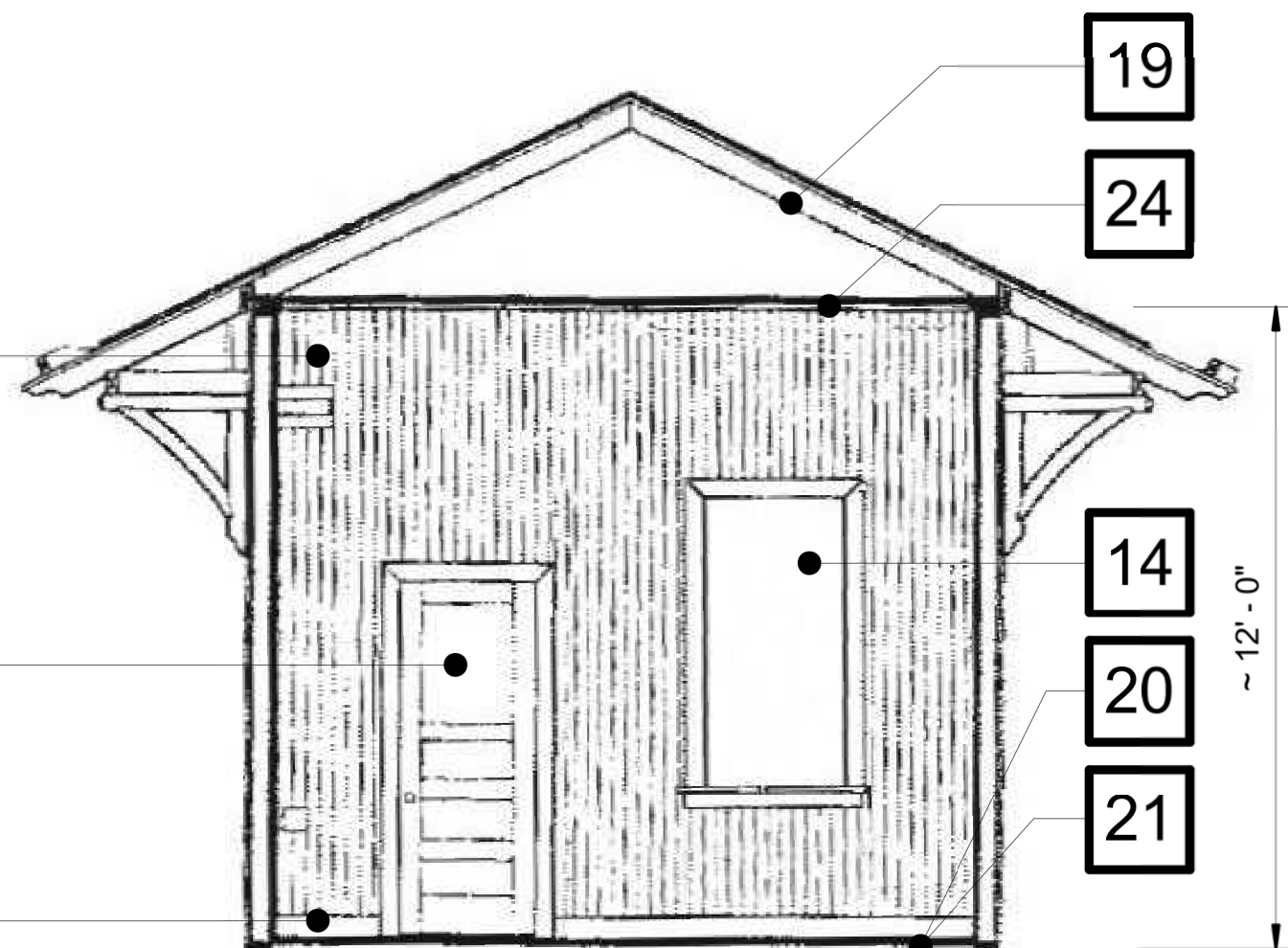
3 INTERIOR ELEVATION WE  
A-101 NTS



4 INTERIOR ELEVATION EW  
A-101 NTS



5 INTERIOR ELEVATION S  
A-101 NTS



6 BUILDING SECTION  
A-101 NTS

INTERIOR TREATMENT LEGEND	
CALLOUT	SCOPE
14	REPAIR AND RESTORE WINDOWS AND HARDWARE TO OPERABLE CONDITION
15	REPAIR AND RESTORE DOORS AND HARDWARE TO OPERABLE CONDITION
19	PROVIDE NEW INTERIOR RAFTERS AND BEAMS AS REQUIRED BEFORE NEW ROOFING INSTALLATION
20	REMOVE, REPAIR AND REPLACE FLOOR FRAMING AS REQUIRED

INTERIOR TREATMENT LEGEND	
CALLOUT	SCOPE
21	PROVIDE NEW PLYWOOD FLOOR ELEMENTS
22	REPAIR, REFINISH AND REPAINT INTERIOR WALLS AND TRIM
23	REPAIR, REFINISH AND REPAINT BASEBOARDS
24	REPAIR, REFINISH AND REPAINT CEILING AND TRIM
25	PROVIDE NEW INTERIOR ELECTRICAL DISTRIBUTION



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KANSAS CITY DISTRICT

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100 RED SCHOOLHOUSE RD  
CHESTNUT RIDGE, NY

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SHEET ID  
A-210

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING

INTERIOR ELEVATIONS





## E-101



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NTS



NTS



SHEET ID  
E-501

## ELECTRICAL DETAILS

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